LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48618BWI24 Price: 196 100 EUR

agency fees included: 6 % TTC to be paid by the buyer (185 000 EUR without fees)

Pays de Belvès, Périgord Noir.Family house, 120m2, 1986, good condition, garden 850m2, close to all amenities.

EXCLUSIVE















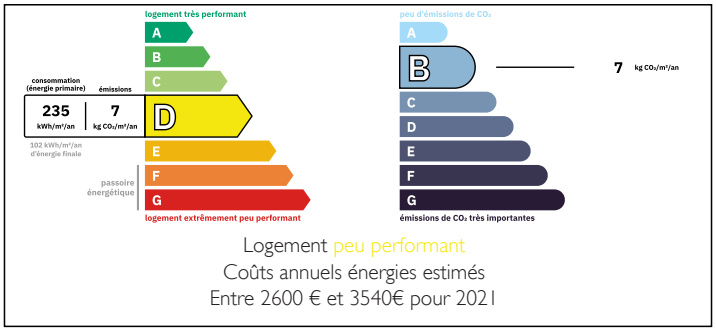
INFORMATION

Town:	Pays de Belvès
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	840 m2

IN BRIEF

Family and functional house of 120m2 located in the town of Pays de Belvès, one of the most beautiful villages in France in the heart of the Black Périgord, dynamic and offering all amenities. Offering four bedrooms including two on the ground floor, a bathroom, a bathroom, two separate toilets, a large luminous living room, a fitted and equipped kitchen, a pantry / laundry room. The property has a total basement of 110m2 offering many possibilities of use. The attic with a fitting possibility adds to the potential of this house. Also a garden including shrubs and lawn, offering a corner of greenery. Possibility to install a small above ground pool. A pleasant living environment with shops, services and schools, allowing you to fully enjoy the local life and tourist attractions of the Black Périgord.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2600 € et 3540€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1418 EUR**

NOTES

DESCRIPTION

Here is a detailed description for your information; Tiled entrance (approx.10m2) with storage cupboards, to your left the tiled, fitted and equipped kitchen (approx. 15,40m2) with double glazed window doors. A cellar following (approx. 11,30m2) with independent entrance door, a bedroom (approx. 12m2). In the extension of the entrance, a corridor (approx. 4,50m2) leads to a second bedroom on the ground floor (approx. 11m2), a bathroom (env. 6m2), an independent toilet. To the right of the entrance, the large living room (approx. 32m2)luminous with window door and two large windows in double glazed and tiled on the floor. A staircase allows access to the first floor where there are two spacious bedrooms (approx. 15m2 and 16m2) distributed by a corridor (approx. 3,25m2), a bathroom (approx. 4m2), separate toilet, cupboards. Accessible and convertible attic (approx.20m2). The frame is in good condition. In the basement under the entire surface of the house, a garage (approx. 110m2) offering multiple possibilities for fittings. DPE: D, mains drainage. Land tax 2026: 1418€. A nice and comfortable family home in a peaceful and dynamic village. Not far from the tourist sites of the Périgord Noir.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr